

HAULOVER P3

Public-Private Partnerships

Miami-Dade County Parks,
Recreation and Open Spaces



Haulover P 3 Model

- Master Plan Overview
- Capital Program (phasing)
- Development Opportunities
- Finance Alternatives
- Procurement Method



P 3 = Public Private Partnerships

Success Factors

- Legislation
- Government Champions
- Dedicated Staff to P3 Projects
- Clear Business Plan (ROI)
- Stakeholder Support
- Solicitation Method to Insure Compatible Partnership



HAULOVER PARK 2015 AERIAL PHOTO

10801 COLLINS AVE

CLASS: METROPOLITAN PARK

TYPE: AREA-WIDE

ACRES: 246.0

MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT

Legend

- Haulover Park
- Major Roads



1 inch = 264.4 feet
FEBRUARY 2016

HAULOVER PARK

GENERAL PLAN

General Plan Description:

As a Miami-Dade County Heritage Park, the general plan for Haulover Park combines the historic intent of the original William Lyman Phillips design with the modern needs of a growing and evolving population upon limited natural resources. Key elements of the design include improvements to circulation through and within the park for pedestrians and vehicles. Visitors will be able to safely walk, bike or drive to all of the park's amenities with special emphasis on access to the beach, marina, and open spaces.

Legend

- | | | |
|-------------------------------------|----------------------------------|-------------------------------------|
| ① Beach | ⑩ Open Lawn Space | ②③ Park Maintenance Yard |
| ② Marina | ⑪ Promenade | ②④ Park Maintenance Building |
| ③ Boat Launch | ⑫ Picnic Hub / Pavilion | ②⑤ Conservation Easement |
| ④ Expanded Boat Basin | ⑬ Playgrounds | ②⑥ Green Space |
| ⑤ New Dry-Stack Storage | ⑭ Restrooms | ②⑦ Mangrove Restoration |
| ⑥ Boat Trailer Parking | ⑮ Concessions | ②⑧ Existing FPI Substation |
| ⑦ Vehicle Parking | ⑯ Amphitheater Pad | ②⑨ Intersection Crosswalk |
| ⑧ On-Street Parking | ⑰ Perimeter Pavement | ②⑩ Outdoor Film / Event Area |
| ⑨ Parking Garage | ⑱ Re-Vegetation | ②⑪ Future Parking Deck |
| ⑩ Angled On-Street Parking | ⑲ Pier | ②⑫ Dune Restoration |
| ⑪ Overflow Turt Parking | ⑳ Shoreline Fishing | ②⑬ AIA Complete Street Improvements |
| ⑫ Restaurants | ㉑ ADA Accessible Ramps | ②⑭ Expanded Clothing Optional Beach |
| ⑬ Existing Dockmaster / Park Office | ㉒ Mid-Block Crosswalk | ②⑮ Dog Park |
| ⑭ Life Guard Headquarters | ㉓ Bus Stops | |
| ⑮ Conservation Center | ㉔ Fuel, Boat and Tackle Building | |



HAULOVER PARK

V. DOCUMENTATION

A. GENERAL PLAN (north)

Legend

- ① Beach
- ② Marina
- ③ Boat Launch
- ④ Expanded Boat Basin
- ⑤ New Dry-Stack Storage
- ⑥ Boat Trailer Parking
- ⑦ Vehicle Parking
- ⑧ On-Street Parking
- ⑨ Parking Garage
- ⑩ Angled On-Street Parking
- ⑪ Overflow Turf Parking
- ⑫ Restaurants
- ⑬ Existing Dockmaster/ Park Office
- ⑭ Life Guard Headquarters
- ⑮ Conservation Center
- ⑯ Open Lawn Space
- ⑰ Promenade
- ⑱ Picnic Hub / Pavilion
- ⑲ Playgrounds
- ⑳ Restrooms
- ㉑ Concessions (Food/Park Related Retail)
- ㉒ Amphitheater Pad
- ㉓ Pervious Pavement
- ㉔ Re-Vegetation
- ㉕ Pier
- ㉖ Shoreline Fishing
- ㉗ ADA Accessible Ramps
- ㉘ Mid-Block Crosswalk
- ㉙ Bus Stops
- ㉚ Fuel, Bait and Tackle Building
- ㉛ Park Maintenance Yard
- ㉜ Park Maintenance Building
- ㉝ Conservation Easement
- ㉞ Green Space
- ㉟ Mangrove Restoration
- ㊱ Existing FPL Substation
- ㊲ Intersection Crosswalk
- ㊳ Outdoor Film / Event Area
- ㊴ Future Parking Deck
- ㊵ Dune Restoration
- ㊶ A1A Complete Street Improvements
- ㊷ Expanded Clothing
- ㊸ Optional Beach
- ㊹ Dog Park



HAULOVER PARK

V. DOCUMENTATION

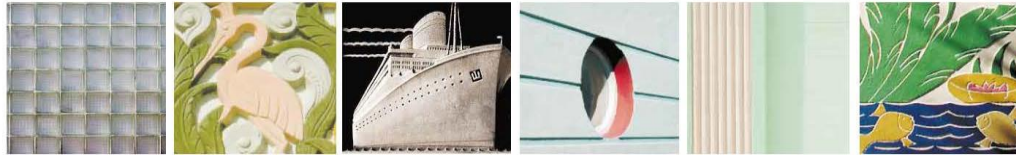
A. GENERAL PLAN (south)

Legend

- ① Beach
- ② Marina
- ③ Boat Launch
- ④ Expanded Boat Basin
- ⑤ New Dry-Stack Storage
- ⑥ Boat Trailer Parking
- ⑦ Vehicle Parking
- ⑧ On-Street Parking
- ⑨ Parking Garage
- ⑩ Angled On-Street Parking
- ⑪ Overflow Turf Parking
- ⑫ Restaurants
- ⑬ Existing Dockmaster/ Park Office
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- ㊵ Dune Restoration
- ㊶ A1A Complete Street Improvements
- ㊷ Expanded Clothing Optional Beach
- ㊸ Dog Park



HAULOVER PARK



DESIGN GUIDELINES

Prepared by Wallace, Roberts & Todd, LLC, Coral Gables for
MIAMI-DADE PARK AND RECREATION
May 2002

HAULOVER PARK

MIAMI-DADE COUNTY SEEKS DEVELOPER FOR HAULOVER PARK IMPROVEMENTS



Miami-Dade County Parks, Recreation and Open Spaces is seeking a Master Developer to assist in the development and improvement of Haulover Park.

The developer will manage the County's phasing and implementation of the master plan (see back of page). In 2012, the Board of County Commissioners approved an updated master plan for the park; including two restaurants, a pier, 130 slip full service marina and breakwall, waterfront promenades, parking garage, skate park, great lawn for events, improved infrastructure, dry stack boat storage, a public boat launch, boating amenities and a dog park.










Haulover Park is a 188-acre Heritage Park with lands fronting both the Atlantic Ocean and the Intracoastal Waterway. With 1.5 miles of ocean front and marinas, the park serves as a regional attraction. Boaters utilize the public boat launch and dry stack storage facilities to reach the only ocean access point from the Intracoastal Waterway between Government Cut in Miami Beach and Port Everglades in Ft. Lauderdale.

Developer Opportunities

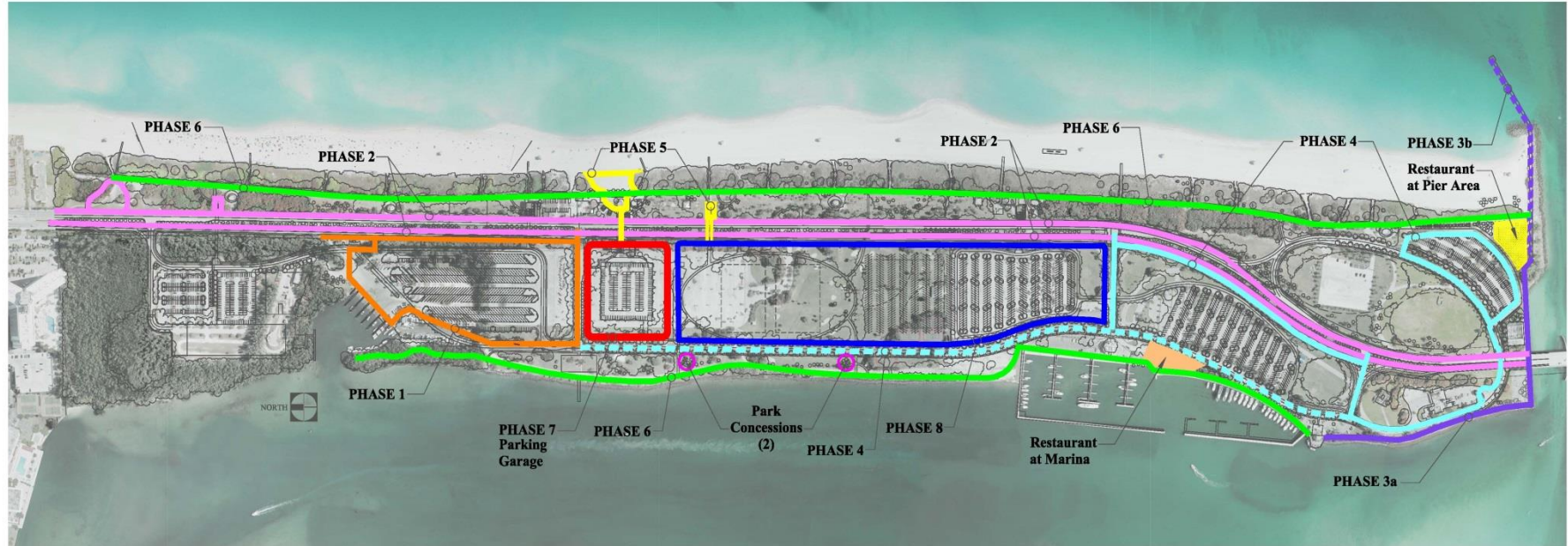
- Ocean front restaurant on a 1-acre site with 9,000 sq ft service area.
- Marina restaurant on the Intracoastal Waterway, 5,500 sq ft service area.
- Two (2) 1,500 sq ft concession stands for food & park amenities located on the Bay.
- Multi-level parking garage for 1,000 car spaces & lined with recreational amenities.










Please contact Parks, Recreation and Open Spaces for more information or to submit a proposal: Bill Solomon at 305-755-7873, pbs@miamidade.gov or Lluis Gorgoy at 305-755-5459, gorgoyl@miamidade.gov

Phasing Plan (refer to back of page)

	PHASE 1	BOAT RAMP IMPROVEMENTS, RESTROOM AND BOAT TRAILER PARKING LOT IMPROVEMENTS
	PHASE 2	CURB APPEAL- FENCING ALONG A1A, ENTRANCE SIGNAGE, PARK PLANTING, AND ENHANCED BEACH VISTAS
	PHASE 3a	SOUTHERN PROMENADE
	PHASE 3b	FISHING PIER
	PHASE 4	VEHICLE AND PEDESTRIAN ACCESS
	PHASE 5	CENTRAL TUNNELS IMPROVEMENTS AND FAMILY FEATURE AT BEACH ACCESS
	PHASE 6	PROMENADES EAST & WEST
	PHASE 7	PARKING GARAGE
	PHASE 8	GREAT LAWN

HAULOVER PARK DEVELOPMENT PHASING PLAN

**LEGEND:**

	PHASE 1	BOAT RAMP IMPROVEMENTS, RESTROOM AND BOAT TRAILER PARKING LOT IMPROVEMENTS	\$10,659,300	\$15,897,000	
	PHASE 2	CURB APPEAL- FENCING ALONG A1A, ENTRANCE SIGNAGE, PARK PLANTING, AND ENHANCED BEACH VISTAS	\$2,494,100	\$3,525,500	
	PHASE 3a	SOUTHERN PROMENADE	\$600,400	\$861,880	
	PHASE 3b	FISHING PIER	\$5,236,400	\$7,804,900	
	PHASE 4	VEHICLE AND PEDESTRIAN ACCESS	\$10,466,400	\$14,794,300	
	PHASE 5	CENTRAL TUNNELS IMPROVEMENTS AND FAMILY FEATURE AT BEACH ACCESS	\$2,290,400	\$3,413,900	
	PHASE 6	PROMENADES EAST & WEST	\$5,047,000	\$7,245,000	
	PHASE 7	PARKING GARAGE	\$19,441,500	\$28,977,600	
	PHASE 8	GREAT LAWN	\$8,689,600	\$12,474,000	
DEVELOPMENT OPPORTUNITIES:			TOTAL	\$64,925,100	\$94,994,080

DEVELOPMENT OPPORTUNITIES:

- RESTAURANT AT MARINA
- RESTAURANT AT PIER AREA
- PARKING GARAGE
- PARK CONCESSIONS (2)

HAUOVER INDUSTRY DAY

Friday, August 21, 2015

POTENTIAL FUNDS: \$11 million+

Funds in Hand (\$11 M)

General Obligation Bonds:	\$10 million
CPME Improvement Trust:	\$1 million

Potential Existing Leverage (+\$2 to \$3 million / year)

Florida Inland Navigation District (FIND): Grant
50% of eligible costs (restricted purpose)

Florida Boating Improvement Program (FBIP): Revenue + Grant
\$600,000 / year plus grant program (restricted purpose)

Convention Development Tax (CDT) / Tourist Development Tax (TDT)
Operating or Capital depending on the project

Potential Future Leverage (+)

Marina Restaurant revenues:	\$300K - \$600K / year
Pier Restaurant revenues:	\$300K - \$600K / year
Increased Dry Storage revenues:	\$600K - \$1M / year
Parking Garage revenues:	\$500K / year

Best Practices for Governance of Green Space

- Accountable / Transparent
- Master Plan / Vision
- Accessible – Public Voice
- Stewardship – Asset Protection
- Sustainable
- Public / Private Funding
- Sunset – Limited Duration

